



**1323 University Drive NW  
Calgary, Alberta**

**MLS # A2296919**



**\$839,000**

<b>Division:</b>	St Andrews Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Side By Side		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance, Storage		

**Inclusions:** Lower Level Stacking Washer/Dryer, Lower Level Refrigerator, Lower Level Gas Stove, Lower Level Hoodfan, Four Kitchen Bar Stools (main level), Storage Shed, Gazebo, Greenhouse

Nestled in the highly sought after community of St. Andrews Heights, this charming cottage-inspired retreat offers a rare opportunity to affordably own in one of Calgary's most prestigious neighbourhoods. Inside, this delightful home exudes warmth and character, a bright space throughout that shines with gleaming hardwood floors and a freshly painted interior. The welcoming cottage kitchen is finished with light sage green cabinetry, beadboard, open shelving and eat up island that perfectly complements the home's natural, timeless aesthetic. The upper level offers three bedrooms, including a primary suite with 2-piece ensuite (thoughtfully converted to a stacked laundry), a beautifully updated main bathroom and generous second and third bedrooms. Vinyl windows and plush new carpet add comfort and convenience. The lower level has the loveliest, bright studio (illegal) suite with its own private entrance, offering incredible flexibility—ideal as an art studio, music retreat, home office, or space for extended family. Potential conversion of this space into a legal suite could create a revenue-generating asset that enhances home affordability. Outdoors, nature-inspired living continues with a sunny, southwest facing backyard that has been transformed into a magical urban sanctuary: a large deck, a xeriscape & "food forest" garden featuring mature sour cherry bushes, haskap berries, raspberries, gooseberries, a sweet groundcover of alpine strawberries, fragrant rose bushes, lilacs and native willows. At the heart of this pollinator friendly garden is a bubbling pond, adding a calming focal point. An unheated greenhouse extends your growing season and the large shed can contain all of your garden tools. The front yard, finished in wood chip mulch offers a blank canvas for future landscaping or continued low-maintenance living. The

oversized double, drywalled, insulated detached garage offers ample storage and a 220V workspace, with adjacent parking for up to three vehicles.. Positioned along University Drive NW, this lovely home benefits from unbeatable accessibility to major routes and is a short walk to key institutions, including Foothills Medical Centre, the Alberta Children's Hospital, and the University of Calgary. A frontage road and landscaped green median create a cul-de-sac, ensuring safe separation from the main roadway, while inside the home feels surprisingly quiet and private. Zoned RC-G, this property also presents a compelling redevelopment opportunity for a future attached or multi-unit project (subject to city approval). This is a rare chance to enjoy nature-inspired living in a premier inner-city location&mdash;whether you&rsquo;re looking to move in, invest, or build for the future.